

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Aug 30, 2023 10:53 AM Fee: \$42.00

**2023099646**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
CARDINAL CROSSING CONDOMINIUM COMMUNITY, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS           §

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Cardinal Crossing Condominium Community, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificate for this subdivision that were previously recorded in the Real Property Records of Travis County, Texas:

1. The name of the condominium is: Cardinal Crossing.
2. The name of the condominium association: Cardinal Crossing Condominium Community, Inc.
3. The location of the Condominium is: Pflugerville, Tx 75204
4. The recording data for the subdivision: See **Exhibit A**.
5. The name and mailing address of the Association: See below.
6. The name, mailing, address, telephone number, and email address of the manager of the Association:  
  

Name: Neighborhood Management, Inc.  
Attn: Beverly Coghlan  
Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002  
Phone Number: 972.359.1548  
Email Address: managementcertificate@nmitx.com
7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:  
  

Resale Certificate:       \$375.00  
Transfer Fee:            \$250.00  
Opt. Inspect. Fee:       \$150.00  
Reserve:                 \*Equal to three (3) months assessment.

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the association identified below.

**CARDINAL CROSSING CONDOMINIUM COMMUNITY,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

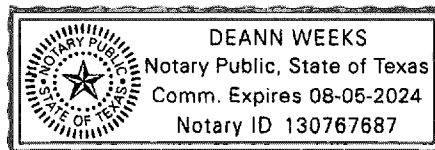
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 20 23, by Beverly Coghlan, Agent for the Association of CARDINAL CROSSING CONDOMINIUM COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Declaration of Covenants, Conditions, and Restrictions for Cardinal Crossing - Jun 4, 2019	Document No. 2019080771
First Amendment to Declaration - Sep 24, 2019	Document No. 2019147748
Second Amendment to Declaration – Jan 15, 2020	Document No. 2020006925
Third Amendment to Declaration – Feb 25, 2020	Document No. 2020030148
Fourth Amendment to Declaration – March 17, 2020	Document No. 2020043715
Fifth Amendment to Declaration – April 22, 2020	Document No. 2020063943
Sixth Amendment to Declaration – May 21, 2020	Document No. 2020063943
Seventh Amendment to Declaration – June 19, 2020	Document No. 2020102858
Eighth Amendment to Declaration – August 26, 2020	Document No. 2020154457
Ninth Amendment to Declaration – September 10, 2020	Document No. 2020165711
Tenth Amendment to Declaration – September 18, 2020	Document No. 2020172299
Eleventh Amendment to Declaration – October 2, 2020	Document No. 2020184645
Twelfth Amendment to Declaration – October 30, 2020	Document No. 2020207477
Thirteenth Amendment to Declaration – October 30, 2020	Document No. 2020207987
Fourteenth Amendment to Declaration – November 16, 2020	Document No. 2020220569
Fifteenth Amendment to Declaration – November 24, 2020	Document No. 2020227327
Sixteenth Amendment to Declaration – December 4, 2020	Document No. 2020235574
Seventeenth Amendment to Declaration – December 29, 2020	Document No. 2020253026
Eighteenth Amendment to Declaration – January 7, 2021	Document No. 2021003857
Nineteenth Amendment to Declaration – January 25, 2021	Document No. 2021016267
Twentieth Amendment to Declaration – February 22, 2021	Document No. 2021034169
Twenty-First Amendment to Declaration – March 10, 2021	Document No. 2021050903
Twenty-Second Amendment to Declaration – March 29, 2021	Document No. 2021066981
Twenty-Third Amendment to Declaration – May 19, 2021	Document No. 2021112465
Twenty-Fourth Amendment to Declaration – July 7, 2021	Document No. 2021150978

Document	Recording Information
Twenty-Fifth Amendment to Declaration – August 11, 20201	Document No. 2021178573
Twenty-Sixth Amendment to Declaration – September 1, 2021	Document No. 2021195718
Twenty-Seventh Amendment to Declaration - October 5, 2021	Document No. 2021222428
Twenty-Eighth Amendment to Declaration – Nov 12, 2021	Document No. 2021250340
Twenty-Ninth Amendment to Declaration – March 14, 2022	Document No. 2022046244
Thirtieth Amendment to Declaration – April 6, 2022	Document No. 2022063226